

**PERMANENT BUILDING COMMITTEE
REGULAR MEETING
WEDNESDAY, MARCH 9, 2005**

Members Present: Robert Thiesing, Chairman, Gary Blanchette, Paul Critchley, Douglas Flamino, Gary Magnuson, Peter Welti

Members Absent: Robert Clements, Dennis Frawley, Katherine Heminway, Lori Spielman, Daniel Tutko

Others Present: R. Pagani-Clerk of the Works, P. Williams-Bldg. Off, D. Moser-Moser Pilon Nelson, P. Fernandes-Haynes Construction, D. Milanovich-First Sel (arr 8:10), R. Packman, T. Littizzio (arr. 8:45).

A walk through of the High School was conducted at 7 PM. Chairman Robert Thiesing opened the meeting at 7:40 pm.

He received several letters from students belonging to the Opening Knight Players at the High School expressing their disappointment at the auditorium not being open for use yet. He read into the record a letter from Carolyn Burgess as well as his response.

Approval of Minutes

The Chairman pointed out three corrections to last month's meeting minutes. Page 1 under HS project add "ceiling" tiles. Page 2, 1st paragraph conference room in "guidance", and third paragraph add "Pagani" after Bob.

MOTION (FLAMINO) SECONDED (WELTI) AND PASSED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 9, 2005 WITH THE CORRECTIONS.

High School Project

Some of the larger items on the punch list are completed and some small items are still outstanding. The doors have not arrived yet and some internal leaks in the ceiling are being taken care of. There were five roof units leaking and Mr. Pagani has suggested that when these get repaired, all the rest should be looked at also since they have the

potential to leak also. There is still a heat problem in Room 310. The leak in the boiler room has been repaired three times and he would like Haynes to have it taken apart and fixed correctly, he asked that they not caulk it again. The telephone line for the heating systems modem is not connected yet. There were some items that needed correcting in the balance report. Mr. Fernandes stated that Haynes knows about these things and is getting them corrected. ABS will monitor the heating system when it gets hooked up. This is a Simplex problem.

Mr. Pagani stated that during the lock down last month, they found out that the middle set of doors in the cafeteria could not be locked. There was a sprinkler incident in January where the sprinkler head in the display case went off. The Fire Dept. responded but the display case is ruined. There is some disagreement with Haynes as to what is to be done. The cabinet needs to be repaired. He also informed the committee that the soffits on the west side were not screwed in completely and some not at all.

Tomorrow, March 10, the Building Inspector is scheduled for 2 pm for an inspection of the auditorium and the rest of the school. They are hoping to get a certificate of occupancy.

The boiler room needs to have an exhaust fan installed due to the high temperatures in that room. Lucien from Bemis has come out and identified where a fan could be placed without too much trouble. This will be an item for additional work outside the contract.

Gary Blanchette stated that the Board of Education has been made aware that the Maintenance Dept is frustrated about some of the outstanding items and are not sure what their responsibility is and what is still under warranty. It was decided that the Maint. Dept. will forward a list in writing to the Permanent Building Committee of the items they are concerned about. Tony Littizzio stated that a list has been made up and he will get it to Mr. Thiesing. As other items come up, they will forward them to the PBC in writing. Bob Pagani is making them up a color coded map showing the different phases of construction for the building.

Peter Williams, Building Official, stated that the final CO on the project scheduled for tomorrow may not pass. The as-built drawings for the sprinkler system and the fire alarm are not completed. He needs these to complete the inspection.

Mr. Fernandes stated that the documentation for the fire alarms will be taken care of by 2 pm tomorrow, but the sprinkler as-built will not. There were changes in the sprinkler heads from the original drawings and the changes with calculations need to be certified. He stated that the Center School CO was issued without these documents and to date, they have not been received by him or the Fire Marshal.

The Permanent Building Committee needs to follow up on this. He is hesitant to issue the CO for this building without this documentation foreseeing the same problem. He is also concerned with the fact that two electricians did work in the school. He would like to reinspect all the electrical panels. He has been getting proposals from various inspection firms to do this work which will take about two days.

Mr. Milanovich stated that the sprinkler as built is the responsibility of the sprinkler contractor to get these done. The cost for the electrical inspections should be born by the Town not the project.

Mr. Fernandes will try to get some documentation on the sprinkler system for tomorrow's inspection. The architect's letter will be done and Ed Paul will attend the 2 pm inspection.

Mr. Fernandes told the committee that Haynes wants to finish the project. He made up a list of the outstanding items with values attached including the costs received from the town for fees and expenses beyond the contract for a total of \$118,000. He is asking for the balance of the retainage to be released.

Mr. Moser stated that the contract originally called for payment of retainage upon certificate of substantial completion but that was deleted. The current contract states that all conditions of the project including the manuals, as built, final inspection and CO need to be completed before release of retainage. Dennis Milanovich stated he feels some retainage should be released.

Mr. Thiesing stated he would feel more comfortable if the CO was received. Mr. Fernandes stated that Haynes was working on getting the closing documents completed. The balance report is completed. Mr. Williams felt that the items discussed tonight could be done by Monday for the certificate of occupancy. There was discussion regarding what assurance the Town would have that the subcontractors that worked in Phase I would get their retainage back if Haynes' retainage is released. Mr. Milanovich and Mr. Flamino both agreed that it is not the Town's responsibility to see that the subs get paid. They are under contract with the contractor not the Town of Ellington.

MOTION (FLAMINO) SECONDED (MAGNUSON) TO REDUCE THE TOTAL RETAINAGE BY 50% CONTINGENT UPON CONSENT OF SURETY. VOTE 5 AYES, 1 NAY (CRITCHLEY).

Mr. Moser presented requisition #33 from Haynes Construction.

Permanent building Comm.

March 9, 2005

Page 4

MOTION (WELTI) SECONDED (FLAMINO) AND PASSED TO APPROVE REQUISITION #33 TO HAYNES CONSTRUCTION IN THE AMOUNT OF \$5,700 CONTINGENT ON LIEN WAIVERS BEING RECEIVED FROM THE JANUARY CHECK.

January's check was not handed over to Haynes yet. It was a matter of miscommunication, all lien waivers were received.

MPN Invoices

MOTION (FLAMINO) SECONDED (WELTI) AND PASSED TO APPROVE MOSER PILON NELSON INVOICE FOR \$366 FOR CENTER SCHOOL MEETING REGARDING TECHNOLOGY.

MOTION (FLAMINO) SECONDED (CRITCHLEY) AND PASSED TO APPROVE INVOICE TO MOSER PILON NELSON IN THE AMOUNT OF \$5,900.63 FOR WORK DONE FOR HIGH SCHOOL PROJECT FROM JANUARY 29, 2005 TO FEBRUARY 25, 2005.

A cost projection worksheet worked up by Mr. Milanovich was passed out. It showed a positive balance to the projects of \$55,871. This does not include the \$144,000 for field work that is in capital improvements budget and does not include the items to be done outside the contract.

Adjournment

MOTION (CRITCHLEY) SECONDED (WELTI) AND PASSED TO ADJOURN THE MEETING AT 9:30 PM.

Submitted by _____
Lori Smith, Clerk